FORM 505

DIV/4

0012365

TUTBLANK REGISTERED U.S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS

GENERAL WARRANTY DEED

290-3-21

KNOW ALL MEN BY THESE PRESENTS, that **NORMANDY POINTE ASSOCIATES**, an Ohio general partnership, whose principal office is situated in Montgomery County, Ohio, the Grantor herein, for valuable consideration paid, grants with general warranty covenants to **BOARD OF TRUSTEES, WASHINGTON TOWNSHIP, MONTGOMERY COUNTY, OHIO**, whose tax mailing address is 8200 McEwen Road, Dayton, Ohio 45458, the following real property:

Situate in the Township of Washington, County of Montgomery, State of Ohio and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT TO AND EXCEPTING FROM SAID GENERAL WARRANTY COVENANTS:

(a) Easements, conditions, covenants, restrictions and limitations of record;

(b) The installment of real estate taxes and assessments becoming due and payable in the month of June or December next following the execution of this deed, whichever month first occurs, and thereafter.

Prior Instrument Reference: Microfiche No. 94-44-E03 of the Deed Records of Montgomery County, Ohio.

IN WITNESS WHEREOF, the Grantor has caused the execution of this deed by its duly authorized partner this 9th day of May, 1996.

Signed and acknowledged in the presence of:

NORMANDY POINTE ASSOCIATES

By: Leonard K. Snell
Managing Partner

STATE OF OHIO, COUNTY OF MONTGOMERY, SS:

The foregoing instrument was acknowledged before me this 9th day of May, 1996 by Leonard K. Snell, Managing Partner of Normandy Pointe Associates, an Ohio general partnership, on behalf of the partnership.

JOY A. CLARK
RECORDER
96 MAY 18 PM 2:06

Notary Public

CYNTHIA L. LARKINS, Notary Public
In and for the State of Ohio
My Commission Expires Nov. 6, 1996

THIS INSTRUMENT PREPARED BY:

HANS H. SOLTAU
Attorney at Law
6776 Loop Road
Centerville, Ohio 45459

DEED 96-0405 B09

Instrument Number: 1996-00012365</br>96-00405B09 Seq: 1

01/4

EASEMENT FOR HIGHWAY PURPOSES
PT. LOT 41, HIDDEN CREEK, SECTION THREE
PLAT BOOK 157, PAGE 38
PARCEL #25

290-3-21

Situate in the Southeast Quarter of Section 29, Town 3, Range 5 MRS, Washington Township, Montgomery County, Ohio and being a part of the property conveyed to Normandy Pointe Associates as described in Microfiche No. 94-44 E03 in the Deed Records of Montgomery County, Ohio and being more particularly described as follows:

Beginning at the southwest corner of said Lot 41, said point being the TRUE POINT OF BEGINNING;

thence with the west line of said Lot 41 North no degrees, twenty-eight minutes, twenty seconds (00°28'20") East for a distance of thirty-one and 24/100 (31.24) feet to a point on the new north line of Nutt Road;

thence leaving the west line of said Lot 41 with the new north line of Nutt Road along a curve to the left with a radius of seven hundred, sixty-five and 00/100 (765.00) feet and a distance of two hundred one and 55/100 (201.55) feet, the chord of said curve having a bearing of South eighty-seven degrees, thirty-seven minutes, twenty-three seconds (87°37'23") East and a distance of two hundred and 97/100 (200.97) feet to a point in the east line of said lot 41;

thence leaving the new north line of Nutt Road with the east line of said Lot 41 South six degrees, sixteen minutes, thirty seconds (06°16'30") West for a distance of zero and 49/100 (0.49) feet to a point, being the southeast corner of said Lot 41;

thence with the south line of said Lot 41 South eighty-three degrees, thirty-eight minutes, eleven seconds (83°38'11") West for a distance of two hundred, two and 25 /100 (202.25) feet to the point of beginning. Containing 0.053 acres, more or less.

Subject to all legal easements of record.

Prior Deed Reference: Microfiche No. 94-44 E03 of the Deed Records of Montgomery County, Ohio.

This description prepared by Barge, Waggoner, Sumner and Cannon, Inc.

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION AND OWNERSHIP
CHECKED AND APPROVED
BY _____ DATE 6-3-96
MAP DEPARTMENT

JOSEPH LITVIN
COUNTY ENGINEER
MONTGOMERY COUNTY DAYTON, OHIO
PRIOR APPROVAL FOR
DESCRIPTION ONLY
BY _____ DATE 3/11/96
MAP DEPARTMENT

ADD PT.

DEED 96-0405 B10